BOOK 10860 PG 442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 98

CATHERINE PRICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: 5/28/2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY:
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. DARYL ETHERIDGE (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 161-4
5136 RAYWOOD LANE (ADDRESS)	214 OVERLOOK COURT, SUITE 150 (ADDRESS)	PARCEL 169
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LEWIS ELMER RANDOLPH AND WIFE, DONNA C. RANDOLPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. DARYL ETHERIDGE AND WIFE, LORI A. ETHERIDGE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 70.0 feet on the easterly margin of Raywood Lane and extends back 229.0 feet on the Northerly line and 154.0 feet on the southerly line to a dead line, measuring 138.8 feet thereon.

Being the same property conveyed to Lewis Elmer Randolph and wife, Donna Randolph by deed from Hermitage Homes, Inc. of record in Book 2927, page 545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

2604 03/30 0101 03CHECK 351.25

This is improved (X) unimproved ( ) property, known as 5136 RAYWOOD LANE, NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of March 19 98

Lewis Elmer Randolph
LEWIS ELMER RANDOLPH

Donna C. Randolph
DONNA C. RANDOLPH

FELIX E. DILLARD, REGISTER
DAVIDSON COUNTY, TN.
98 MAR 30 PM 3:18
IDENTIF. & REFERENCE
041854 6

BOOK 10860 PG 443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEWIS ELMER RANDOLPH AND WIFE, DONNA C. RANDOLPH

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE Tennessee, this 25th day of March, 19 98

Commission expires 2-27-2000

Catherine R. Tice
Notary Public

STATE OF TENNESSEE
COUNTY OF

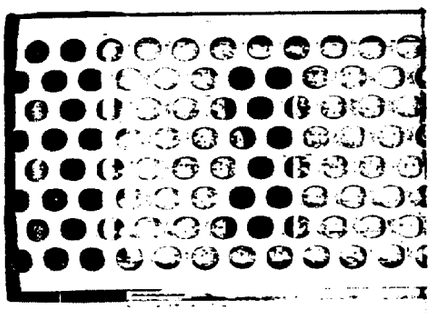
Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

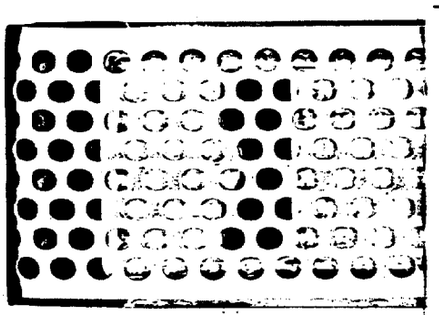
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98118546
IDENTIF. # REFERENCE

98 MAR 30 PM 3:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272875